

**CITY OF LODI
COUNCIL COMMUNICATION**

4

AGENDA TITLE: Receive update on Status of Community Separator/Greenbelt Task Force and provide input to staff regarding future direction of the Task Force.

MEETING DATE: January 4, 2006

PREPARED BY: Lynette Dias, Contract Planner

RECOMMENDED ACTION: Receive update on progression of Lodi Community Separator/Greenbelt Task Force, provide direction for future committee discussions, and authorize staff to seek additional consultant services to form the Task Force's future work.

BACKGROUND INFORMATION: Since the late-1990's, the City has actively pursued the establishment of a greenbelt separator between Lodi and its' surroundings. The process of establishing a greenbelt separator began with creating the Lower Lodi Agricultural Land Conservation Program with a grant from the Department of Conservation and Great Valley Center. Through this program, the 2x2x2 Greenbelt Committee was formed with two council member representatives each from the Cities of Lodi and Stockton, and the San Joaquin County Board of Supervisors. Consensus regarding the direction of the 2x2x2 efforts, however, broke-down in 2001, when the City of Stockton wanted to increase the study area and expand the scope and participation of other agencies and groups in the greenbelt process. Attachment 1 provides a summary and chronology of greenbelt activities from 1999 through present.

Task Force – Finding it prudent to keep Lodi's greenbelt efforts moving forward, Council established the 19-member Lodi Community Separator/Greenbelt Task Force in December 2003 to "explore and investigate the variety of models available, and as utilized in various cities, to accomplish the community separation/open space goal, and make a recommendation to the City Council for the option that works best for Lodi." Persons selected to participate on the Task Force are representative of the local community, including residents, businesses, area landowners, the wine industry, agricultural/farming industry, and building industry.

The Task Force has worked diligently over the past two years to accomplish its goal, meeting 16 times since December 2003. After receiving a number of presentations about greenbelt programs in other communities, the Task Force is now working on developing a program for a Community Separator/Greenbelt Program that can be supported by a majority of the Task Force and then forwarded to the City Council for consideration. A preliminary draft program was presented to the Task Force by City staff in 2004. The Task Force has been discussing the draft program at the last several meetings. An outline of this program is provided below.

- **Target Area** – Program targets preservation of the area located east-to-west between Highway 99 and Interstate 5 with a focus on the area between Highway 99 and west of Lower Sacramento Road, and ½-mile north and south of Armstrong Road.

APPROVED:

A handwritten signature in black ink, appearing to read "Blair King".

Blair King, City Manager

- Continuation of Agricultural Uses – Provide for a program that allows a continuation of agricultural uses as currently provided in the San Joaquin County Zoning Ordinance. Additionally, allow the development of a limited number of houses, as follows:
 - One credit (i.e., unit) per 10 acres of ownership pro-rated to actual parcel size upon program adoption;
 - One credit, as above, in 20 years;
 - Credits must be used within the target area;
 - Maximum size of a new housing unit parcel is 1 acre or ½ acre (consensus on size not yet reached);
 - Revise the City's Right-to-Farm Ordinance as recommended by the farming community;
 - Provide for limited public improvements that promote the rural setting;
 - Annex the entire target area, and provide sewer and water service along Armstrong Road. Other services could be provided, as well;
 - Property owners vote on the program.

In late-2004, owners of property who would be affected by the concepts under consideration in the draft program, if implemented, voiced their opposition to it. In response, the Task Force requested that the property owners organize and develop a program that would be acceptable to them, as long as it would achieve the City's objective of establishing a greenbelt/community separator in the target area. It is anticipated that the property owners will make a presentation to the Task Force perhaps on January 17, 2006.

At the November 2005 Task Force meeting, implementation scenarios of the preliminary draft program were presented graphically to the group (Attachment 2). Overall, Task Force members agreed that the graphics provided were helpful in understanding the implications of the preliminary draft program, particularly in discerning the difference in agricultural/open space land preserved if 1-acre lots are allowed versus ½-acre lots. After taking comments from the public, the Task Force concluded that it would be difficult for them to proceed much further (i.e., develop a program that the majority of the members would support) without further information related to the fiscal and economic effects of the program. In particular, Task Force members were interested in understanding the monetary value of a credit, the municipal cost implications of extending public sewer and water services to the Greenbelt Target Area, and other alternative programs that could be explored (e.g., Memorandum of Understanding between Lodi and Stockton, growth control initiatives, transfer of development credit programs).

Given the Task Force's interest in additional information, the Task Force requested that staff 1) update the City Council on their progress to date including the preliminary draft program and the potential implementation scenario exhibits that were presented to the Task Force; and 2) request that the Council consider approving some consultant funding to provide the Task Force with further information related to the fiscal and economic effects of the program. Given that the Council is also considering initiating a comprehensive General Plan update at tonight's meeting, as well, it may be beneficial to ensure that this Task Force's efforts are coordinated with the efforts of the consultant selected to update the General Plan. Coordinating the southern greenbelt efforts with the Citywide General Plan update is particularly important because the comprehensive update may provide for a greenbelt area that is larger than the target area currently focusing on ½-mile north and south of Armstrong Road.

Some potential alternative next steps for the Task Force include:

- End Task Force discussions and incorporate a Greenbelt program into the upcoming General Plan update; or
- Suspend Task Force deliberations and direct staff to hire fiscal and economic consultant to prepare a study on the cost implications of extending public services to the target area and the value of a credit. Task Force deliberations would resume after the fiscal study was complete; or
- Continue Task Force deliberations, including establishing more detailed requirements for the Greenbelt study area to be included in a Specific Plan for the target area, which could be incorporated into the General Plan update.

Council direction related to the future direction of the Task Force will be relayed to its members at their next scheduled meeting on January 17, 2006.

ENVIRONMENTAL DETERMINATION: Not applicable. The committee's deliberations do not constitute a "project" under Public Resources Code Section 21065 or **CEQA** Guidelines Section 15378 and, therefore, are not subject to environmental review.

FISCAL IMPACT: The cost varies depending on which alternative next step is selected. Having a consultant to determine fiscal and economic effects of the program ~~is~~ unknown at this time. Proposals would have to be obtained.

FUNDING AVAILABLE: The source of funding would be identified when the cost proposals would be solicited.

Ruby Paiste, Interim Finance Director



Randy Hatch
Community Development Director

Attachments: 1 - Chronology of Greenbelt Activities
2 - Draft Greenbelt Program Implementation Exercise Graphics

cc:

MEMORANDUM

DATE: December 21, 2005

TO: Honorable Mayor Hitchcock and Members of the City Council

FROM: Lynette Dias, Planning Consultant

SUBJECT: Draft Greenbelt Program Implementation Scenarios

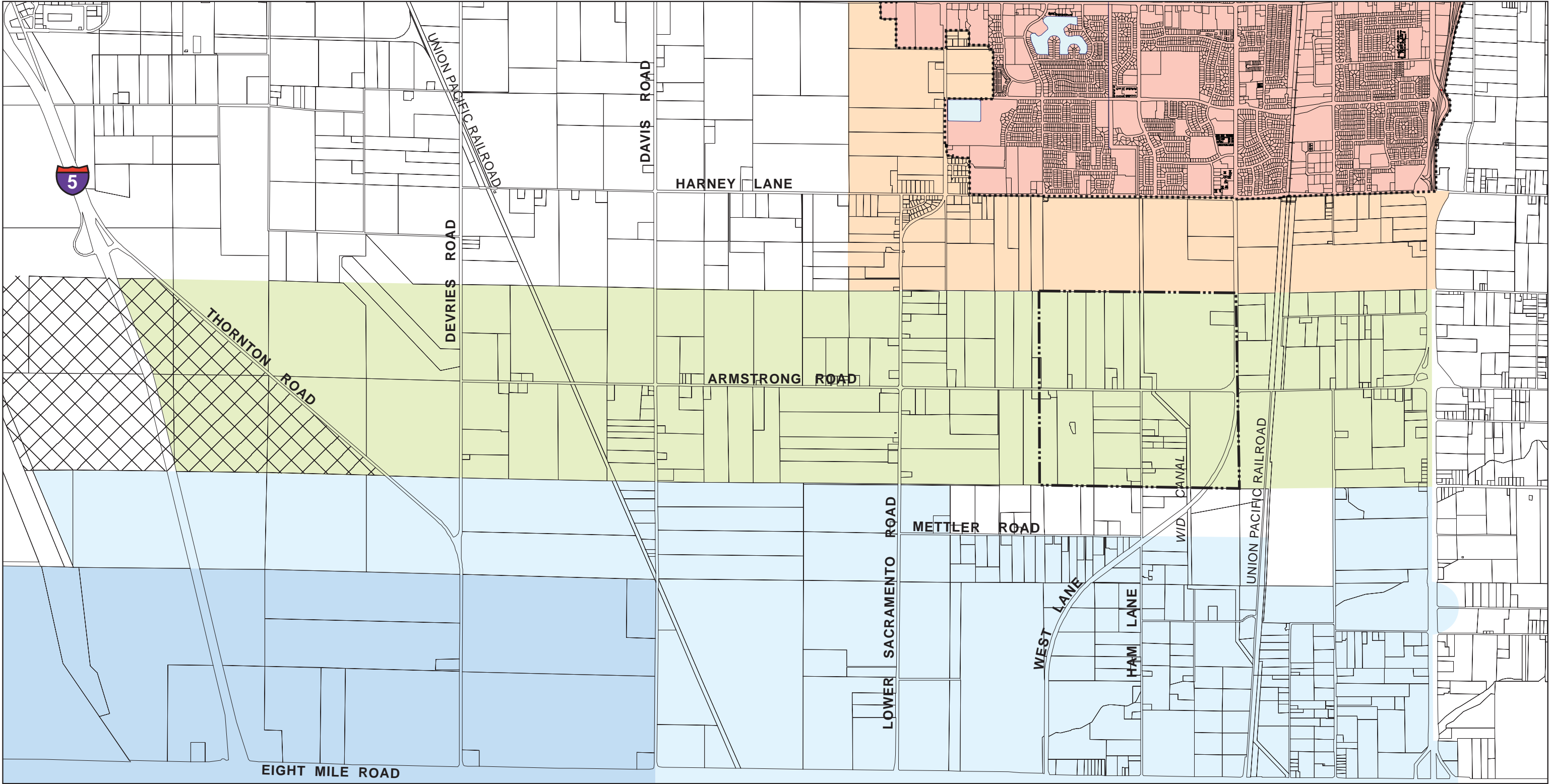
At its October 4, 2005, meeting, the Community Separator/Greenbelt Task Force (Task Force) requested that staff provide a few graphic scenarios indicating what their Draft Greenbelt Program might look like, if implemented with ½ acre parcels and 1-acre parcel residential lots. To respond to this request, the following graphics were presented to the Task Force at their November 15, 2005, meeting.

Exhibit 1 – Provides a vicinity map of the approximate six square mile greenbelt target area (shown in green), as well as the existing and proposed City of Stockton Sphere's of Influence (shades of blue), and the existing City of Lodi corporate limits and Sphere of Influence (shades of orange). The one square mile implementation scenario study area is also identified, located around the intersection of Armstrong Road and Ham Lane, west of West Lane.

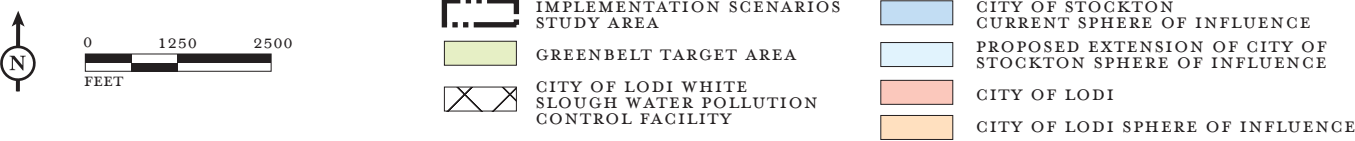
Exhibit 2 – Provides the existing parcel configuration and associated acreages for the implementation study scenario area.

Exhibit 3 through 8 – Provides six implementation scenarios of the Draft Greenbelt Program. Assumptions for each scenario are provided, such as the number of units developed, size of parcels allowed, and amount of area ultimately preserved as open space. Scenarios 1A, 2A, 3, and 4 assume that the area is Master Planned, meaning a coordinated planning effort occurred whereby some existing parcels are merged to allow more efficient use of driveways, site layout, and extension of public services/utilities (e.g., sewer, water, storm drainage, power) to the new residences. Scenarios 1B and 2B assume development within the area occurs within the existing parcel configurations.

Exhibit 9 – Provides an Acreage Area and Distance Guide to help visually understand how the one square mile implementation study area could be subdivided into smaller parcel areas and distances.

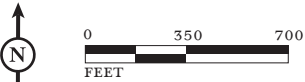


SOURCE: CITY OF LODI, 2005; CITY OF STOCKTON, 2005; SAN JOAQUIN COUNTY LAFCO, 2005.





SOURCE: CITY OF LODI



Implementation Study Area

1-Square Mile Area

1 sq. inch = 10 acres (435,600 sq ft.)

Note: Acreage rounded to nearest whole number; acreage correct within ±2 acres.

Scenario 1A – Master Planned Development–Assumes One, 1-acre Credit per 10 Acres

Implementation Scenario Study Area	= 618 acres
Existing Small Parcels (i.e., 19 parcels)	= 36 acres
Total Study Area	= 654 acres

Assumptions

- Master Planned
- Existing Small Parcels developed with 1 SFR per parcel (i.e., 19 SFR's)
- Residential credits: One, 1-acre lot per 10 acres of agriculture
- Agricultural buffer of 330 feet (i.e., 1/16-mile) assumed along all roadways
- Goal – 90% Ag/Open Space Preserved; 10% Developed

Resulting Residential Credits

Residential Credits	57 acres	57 SFR's	9.3%	Developed
Ag/Open Space	561 Acres	0	90.7%	Preserved
Total	618 acres	57 SFR's	100%	Goal Achieved


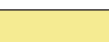




Existing Small Parcel Development

Developed	36 acres	19 SFR's	100%	Developed
Ag/Open Space	0 Acres	0	0%	Preserved
Total	36 acres	19 SFR's	100%	Goal Not Achieved

Total Study Area Development

Residential Credits	57 acres	57 SFR's	8.7%	Developed
Small Parcels	36 acres	19 SFR's	5.5%	Developed
Ag/Open Space	561 acres	0	85.8%	Preserved
Total Study Area	654 acres	76 SFR's	100%	Goal Not Achieved

LEGEND

-  Existing Small Parcels (~10 acres or less)
-  New, Residential Credit Parcels
-  AG/Open Space Area
-  AG/Open Space Buffer Area (From Roadway to Dashed Line)
-  Woodbridge Irrigation District Canal
-  Roadways



Scenario 1B – No Planned Development–Assumes One, 1-acre Credit per 10 Acres

Implementation Scenario Study Area	= 618 acres
Existing Small Parcels (i.e., 19 parcels)	= 36 acres
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Total Study Area	= 654 acres

Assumptions

- Following existing parcelization (i.e., no master planning)
- Existing Small Parcels developed with 1 SFR per parcel (i.e., 19 SFR's)
- Residential credits: One, 1-acre lot per 10 acres of agriculture
- No defined agricultural buffer; all residential development set back 100± feet from roadway
- Goal – 90% Ag/Open Space Preserved; 10% Developed

Resulting Residential Credits

Residential Credits	54 acres	54 SFR's	8.7%	Developed
Ag/Open Space	564 Acres	0	91.3%	Preserved
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Total	618 acres	54 SFR's	100%	Goal Achieved


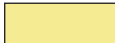
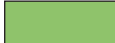

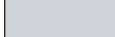
Existing Small Parcel Development

Developed	36 acres	19 SFR's	100%	Developed
Ag/Open Space	0 Acres	0	0%	Preserved
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Total	36 acres	19 SFR's	100%	Goal <i>Not</i> Achieved

Total Study Area Development

Residential Credits	54 acres	54 SFR's	8.3%	Developed
Small Parcels	36 acres	19 SFR's	5.5%	Developed
Ag/Open Space	564 acres	0	86.2%	Preserved
<hr/>				
Total Study Area	654 acres	76 SFR's	100%	Goal <i>Not</i> Achieved

LEGEND

-  Existing Small Parcels (~10 acres or less)
-  New, Residential Credit Parcels
-  AG/Open Space Area
-  Woodbridge Irrigation District Canal
-  Roadways



Scenario 2A – Master Planned Development–Assumes One, ½-acre Credit per 10 Acres

Implementation Scenario Study Area	= 618 acres
Existing Small Parcels (i.e., 19 parcels)	= 36 acres
Total Study Area	= 654 acres

Assumptions

- Master Planned
- Residential credit: One, ½-acre lot per 10 acres
- Existing Small Parcels developed with 1 SFR per parcel (i.e., 19 SFR's)
- Agricultural buffer of 330 feet (i.e., 1/16-mile) assumed along all roadways
- Goal – 90% Ag/Open Space Preserved; 10% Developed

Resulting Residential Credits

Residential Credits	28.5 acres	57 SFR's	4.6%	Developed
Ag/Open Space	589.5 Acres	0	95.4%	Preserved
Total	618 acres	57 SFR's	100%	Goal Achieved


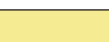




Existing Small Parcel Development

Developed	36 acres	19 SFR's	100%	Developed
Ag/Open Space	0 Acres	0	0%	Preserved
Total	36 acres	19 SFR's	100%	Goal Not Achieved

Total Study Area Development

Residential Credits	28.5 acres	57 SFR's	4.4%	Developed
Small Parcels	36 acres	19 SFR's	5.5%	Developed
Ag/Open Space	589.5 acres	0	90.1%	Preserved
Total Study Area	654 acres	76 SFR's	100%	Goal Achieved

LEGEND

-  Existing Small Parcels (~10 acres or less)
-  New, Residential Credit Parcels
-  AG/Open Space Area
-  AG/Open Space Buffer Area (From Roadway to Dashed Line)
-  Woodbridge Irrigation District Canal
-  Roadways



Scenario 2B – No Planned Development–Assumes One, ½-acre Credit per 10 Acres

Implementation Scenario Study Area	= 618 acres
Existing Small Parcels (i.e., 19 parcels)	= 36 acres
Total Study Area	= 654 acres

Assumptions

- Follows existing parcelization (i.e., no master planning)
- Residential credits: One, ½-acre lot per 10 acres of agriculture
- Existing Small Parcels developed with 1 SFR per parcel (i.e., 19 SFR's)
- No defined agricultural buffer; all residential development set back 100± feet from roadway
- Goal – 90% Ag/Open Space Preserved; 10% Developed

Resulting Residential Credits

Residential Credits	27 acres	54 SFR's	4.4%	Developed
Ag/Open Space	591 Acres	0	95.6%	Preserved
Total	618 acres	54 SFR's	100%	Goal Achieved


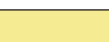




Existing Small Parcel Development

Developed	36 acres	19 SFR's	100%	Developed
Ag/Open Space	0 Acres	0	0%	Preserved
Total	36 acres	19 SFR's	100%	Goal <i>Not</i> Achieved

Total Study Area Development

Residential Credits	27 acres	54 SFR's	4.1%	Developed
Small Parcels	36 acres	19 SFR's	5.5%	Developed
Ag/Open Space	591 acres	0	90.4%	Preserved
Total Study Area	654 acres	73 SFR's	100%	Goal Achieved

LEGEND

-  Existing Small Parcels (~10 acres or less)
-  New, Residential Credit Parcels
-  AG/Open Space Area
-  AG/Open Space Buffer Area (From Roadway to Dashed Line)
-  Woodbridge Irrigation District Canal
-  Roadways



Scenario 3 – Master Planned Development–Assumes Two, 1-acre Credits per 10 Acres (after 20 years)

Implementation Scenario Study Area	= 618 acres
Existing Small Parcels (i.e., 19 parcels)	= 36 acres
Total Study Area	= 654 acres

Assumptions

- Master Planned
- Residential credits: Two, 1-acre lots per 10 acres of agriculture
- Existing Small Parcels developed with 1 SFR per parcel (i.e., 19 SFR's)
- Agricultural buffer of 330 feet (i.e., 1/16-mile) assumed along all roadways
- Goal – 80% Ag/Open Space Preserved; 20% Developed

Resulting Residential Credits

Residential Credits	114 acres	114 SFR's	18.4%	Developed
Ag/Open Space	504 Acres	0	81.6%	Preserved
Total	618 acres	114 SFR's	100%	Goal Achieved


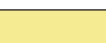




Existing Small Parcel Development

Developed	36 acres	19 SFR's	100%	Developed
Ag/Open Space	0 Acres	0	0%	Preserved
Total	36 acres	19 SFR's	100%	Goal <i>Not</i> Achieved

Total Study Area Development

Residential Credits	114 acres	114 SFR's	17.4%	Developed
Small Parcels	36 acres	19 SFR's	5.5%	Developed
Ag/Open Space	504 acres	0	77.1%	Preserved
Total Study Area	654 acres	133 SFR's	100%	Goal <i>Not</i> Achieved

LEGEND

-  Existing Small Parcels (~10 acres or less)
-  New, Residential Credit Parcels
-  AG/Open Space Area
-  AG/Open Space Buffer Area (From Roadway to Dashed Line)
-  Woodbridge Irrigation District Canal
-  Roadways



Scenario 4 – Master Planned Development –Assumes Two, ½-acre Credits per 10 Acres (after 20 years)

Implementation Scenario Study Area	= 618 acres
Existing Small Parcels (i.e., 19 parcels)	= 36 acres
Total Study Area	= 654 acres

Assumptions

- Master Planned
- Residential credit: Two, ½-acre lots per 10 acres of agriculture
- Existing Small Parcels developed with 1 SFR per parcel (i.e., 19 SFR's)
- Agricultural buffer of 330 feet assumed along all roadways
- Goal – 80% Ag/Open Space Preserved; 20% Developed

Resulting Residential Credits

Residential Credits	57 acres	114 SFR's	9.3%	Developed
Ag/Open Space	561 Acres	0	90.7%	Preserved
Total	618 acres	114 SFR's	100%	Goal Achieved

Existing Small Parcel Development

Developed	36 acres	19 SFR's	100%	Developed
Ag/Open Space	0 Acres	0	0%	Preserved
Total	36 acres	19 SFR's	100%	Goal Not Achieved

Total Study Area Development

Residential Credits	57 acres	114 SFR's	8.7%	Developed
Small Parcels	36 acres	19 SFR's	5.5%	Developed
Ag/Open Space	561 acres	0	85.8%	Preserved
Total Study Area	654 acres	133 SFR's	100%	Goal Achieved

LEGEND


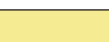




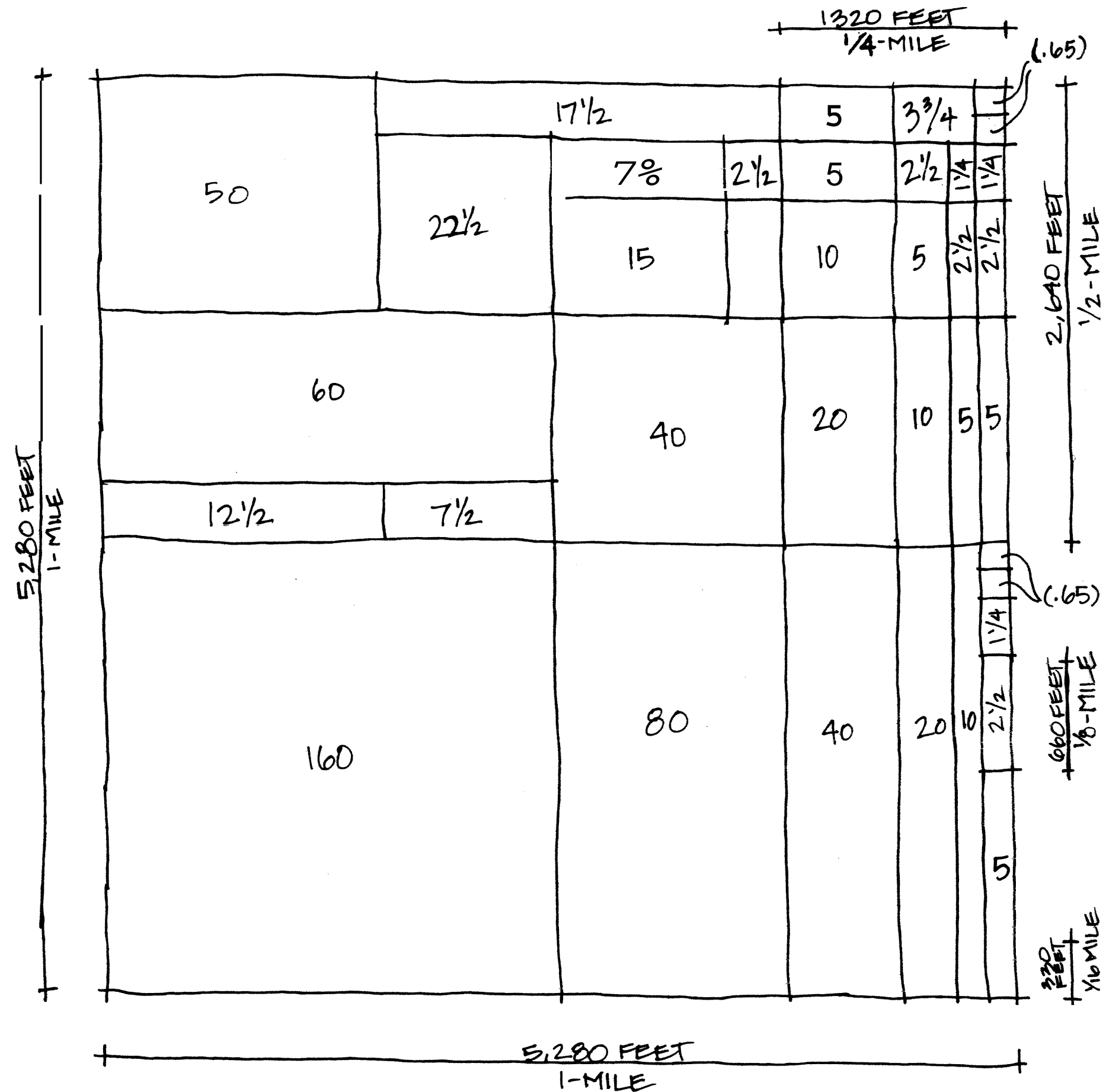
-  Existing Small Parcels (~10 acres or less)
-  New, Residential Credit Parcels
-  AG/Open Space Area
-  AG/Open Space Buffer Area (From Roadway to Dashed Line)
-  Woodbridge Irrigation District Canal
-  Roadways



Exhibit 9



ACREAGE AREA & DISTANCE GUIDE

NOTES:

- NUMBERS IN BOXES INDICATE ACRES
- 1 SQUARE-INCH = 10 ACRES
- TOTAL AREA DEPICTED = 1 SQUARE MILE
- 1 SQUARE MILE = 640 ACRES
- 1 ACRE = 43,560 FEET

GREENBELT ACTIVITIES SUMMARY AND CHRONOLOGY OF EVENTS

SUMMARY

In 1999, the City of Lodi identified the establishment of an Open Space/Greenbelt policy as a major City goal. It was envisioned that an Open Space/Greenbelt policy would protect agricultural and viticultural resources, discourage premature development of agricultural land, and maintain adequate separation between Lodi and its surroundings. This goal was to be implemented through a two-phase process.

The first phase in achieving this objective was the creation of the Lower Lodi Agricultural Land Conservation Program (LLALCP). The City applied for and received funding to develop the program through both the Department of Conservation's Agricultural Land Stewardship Program (ALSP) and the Great Valley Center's LEGACI Program. The objectives through Phase I of the LLALCP were to conduct public surveys, hold public meetings, identify land suitable for preservation, and develop a landowner database in the target area.

After funding approval for the LLALCP was complete, the 2x2x2 Greenbelt Committee was formed in a multi-jurisdictional effort by the cities of Lodi and Stockton and San Joaquin County to preserve open space within the county, specifically between the city boundaries. The Committee consisted of two representatives each from the Lodi and Stockton City Councils and two from the County Board of Supervisors. This task force was charged with studying the feasibility of preserving a greenbelt lying between I-5 and Highway 99 and between Eight Mile Road and Highway 12. After conducting public outreach and through a series of meetings, the Committee developed recommendations to the City Councils and Board of Supervisors as to the optimum approach for creating a greenbelt. This (Phase I) of the program was completed and the Lodi City Council adopted the recommendations on April 17, 2002. The end of Phase I concluded funding from the Department of Conservation.

Phase II of the LLALCP was renamed the "Lodi-Stockton Community Separator" and involved financial support from each of the three jurisdictions. Phase II would have evaluated agricultural land preservation tools according to the approved 2x2x2 Committee recommendations and updated the City's policies for preserving agricultural lands. Implementation of the chosen method of preservation was scheduled to commence on June 30, 2001. However, the Stockton City Council passed a resolution requiring an increase in the study area and increased participation by several other agencies and groups. Stockton's broadening of the scoping process was not acceptable to Lodi and the County. As a result, this process essentially came to an end and Phase II was never initiated.

The City of Lodi Greenbelt Task Force was established in December 2003 by then Mayor Susan Hitchcock. The goal of the Task Force is to: "Explore and investigate the variety of models available, and as utilized in various cities, to accomplish the community separation/open space goal and make a recommendation to the City Council for the option that works best for Lodi." The 19-member group met regularly from March to July 2004. At that point, the group took a hiatus in order to deal with agricultural issues of some of the membership. Upon returning to the regular meeting schedule in October, 2004, a draft program to accomplish the City's objectives of establishing a greenbelt was presented to the Task Force.

Draft Community Separator/Greenbelt Program Summary:

- Minimum target area: runs between HWY-99 and I-5, ½ mile north and south of Armstrong Road
- Provide for a program that allows for a continuation of agricultural uses as currently provided in the County Zoning Ordinance. Additionally, allow the development of a limited amount of houses as follows:
 - One credit (unit) per 10 acres of ownership pro-rated to actual parcel size upon program adoption
 - One credit as above in 20 years
 - The use of a credit must take place within the target area
 - The maximum size of a parcel for a housing unit is ½ to 1 acre
 - Revise the Right-to-Farm Ordinance as recommended by the farming community
 - Provide for limited public improvements that promote the rural setting
 - Annex the entire target area and provide sewer and water service along Armstrong Road
 - Property Owner vote on the program

The Task Force met in November and December 2004 to discuss the draft program and try to reach consensus on a recommendation to the City Council; however there was a group of affected property owners who were not supportive of the program and as a result, consensus on a recommendation was not reached. The Task Force requested that the property owners with concerns regarding the draft program develop a recommendation for a program that would be acceptable to them and the Task Force agreed to take a hiatus to allow the property owners time to develop their recommendation. The Task Force reconvened in November 2005 to receive the alternative land plan for the target area from the landowners. Unfortunately, the landowners were not yet prepared to present their plan to the group.

The Task Force last met in December 2005 to receive a presentation on six potential implementation scenarios of their Draft Program with lot sizes ranging from ½-acre to 1-acre in size. After receiving the presentation, the Task Force decided they now needed detailed financial information to understand if the program they have developed is fiscally feasible for the City to implement, including how much it would cost to extend and maintain public services to the target area, and what the value of a credit might be included in the Draft Program.

City of Lodi Community Separator/Greenbelt Task Force Members:

Cliff Bradshaw, Dentist	Patrick Johnston, Former State Senator
Ann Cerney, Attorney	Robin Knowlton, Environmentalist
Mark Chandler, Wine Industry	Bob Lauchland, Farmer/Landowner
Jasbir Gill, Doctor/Landowner	Robert Matthius, Retire Bishop ELCA
Pete Hetzner, Optometrist	Pat Patrick, Chamber of Commerce
Susan Hitchcock, Councilmember/Educator	Randy Snider, Real Estate
Kevin Sharrar, Building Industry Association	Bill Cummins, Pastor
Carl Fink, Landowner	Bruce Fry, Farmer/Landowner
Gina Moran, Planning Commissioner (replaced former Planning Commissioner, David Phillips)	

Changes to the Task Force membership since December 7, 2004 meeting:

- Christina Cross, Health Services – Resigned.
- David Phillips, Planning Commission representative – Resigned. Replaced with Planning Commissioner, Gina Moran.
- Katelin Grant, Student – Resigned.

Associated Activities:

In addition to the Greenbelt Task Force, there are a number of associated activities and discussions occurring throughout the County. The Sierra Club has been active in challenging large scale development in the south County and has been discussing Sphere of Influence actions with the City of Stockton. Joe Peterson, formerly of the Farm Bureau, has introduced a dialogue regarding a “Farm Belt” concept. The Centrally Valley Land Trust was recently formed through mergers of Merced, Stanislaus, and Sacramento County land trusts. The Land Trust’s mission is to protect agricultural and other open space uses.

2x2x2 Committee Members:

- City of Lodi: Mayor Alan Nakanishi and Councilmember Susan Hitchcock
- City of Stockton: Councilmembers Ann Johnston and Frank Ruhstaller
- San Joaquin County: Supervisors Victor Mow and Jack Sieglock

CHRONOLOGY OF GREENBELT ACTIVITIES

February 3, 1999

Lodi Resolution No. 99-21

- Council approves filing of application for Planning Grant with Department of Conservation

October 25, 1999

2x2x2 Greenbelt Committee Meeting (1st)

- Approve the formation of the Task Force
- Agree that County will be the lead
- Discussion of what area to focus on, steps to take

December 13, 1999

2x2x2 Greenbelt Committee Meeting (2nd)

- an agreement was needed between all three jurisdictions to guarantee the endurance of conservation efforts
- some task force members expressed the feeling that development was a right and others felt it was a privilege
- discussion of a moratorium on growth in the focus area until a decision could be reached – no consensus on this idea

January 24, 2000

2x2x2 Greenbelt Committee Meeting (3rd)

- County presents the Community Separator concept – the concept would mark the beginning of an effort to provide separation between other cities in the county – while separate and distinct from the efforts of the task force, community separators would be a countywide open space effort

March 1, 2000

Lodi Resolution No. 2000-31

- Approval of consultant contract (Moore, Iacafano, and Goltsman) for conducting Community Separator study

April 26, 2000

Staff Meeting

- Mapping of timeline for future meetings, community forums, and approach to presenting the formalized idea of open space/farmland preservation to the community and property owners

June 30, 2000

Staff Planning Meeting with Greenbelt Consultant

- Formalization of study area, data products including vegetation and habitat maps, property ownership, and Williamson Act lands were prepared – decided what data products were needed for 2x2x2 Committee meetings

July 27, 2000

2x2x2 Greenbelt Committee Meeting (4th)

- Open to the public, 30 audience persons were present
- Background information was presented; task force members and the public expressed their views on growth in the area, and what, if anything, should be done about it.

November 13, 2000

Lodi Community Forum

- 80 attendees
- Intended to gauge public interest in the idea of farmland preservation
- Presentation, small discussion groups facilitated by consultant staff, presentation of group sentiments to whole body
- Results: desire to see agriculture and the agricultural way of life preserved, farming and agriculture have value and should be protected – however, any kind of preservation (i.e. purchase of property, or purchase of development rights) should be done equitably and with respect to the “rights” of property owners; there seemed to be some confusion about the distinction between rights and privileges when it come to development.

November 16, 2000

Stockton Community Forum

- 40 attendees
- Intended to gauge public interest in the idea of farmland preservation
- Presentation, small discussion groups facilitated by consultant staff, presentation of group sentiments to whole body
- Results: desire to see agriculture and the agricultural way of life preserved, farming and agriculture have value and should be protected – however, any kind of preservation (i.e. purchase of property, or purchase of development rights) should be done equitably and with respect to the “rights” of property owners; there seemed to be some confusion about the distinction between rights and privileges when it come to development.

March 14, 2001

Community Separator Task Force Meeting¹

- The Task Force recommended to the 2x2x2 Committee to continue with the Community Separator study
- Principles of the Community Separator program:
 - Voluntary Participation, Flexibility, Agricultural preservation, compatible land uses, certainty, and landowner trust
- Task Force Recommendations:
 - Investigate land trusts, funding mechanisms, explore feasibility of establishing an Urban Growth Boundary, and ensure full involvement (Phase II)

March 29, 2001

2x2x2 Greenbelt Committee Meeting (5th)

- Presentation by consultant of information gathered at Lodi and Stockton community forums
- Summary of concerns and interests, remaining question is “Where do we go from here?”
- Recommendations of the Task Force are passed (see above Task Force meeting); conclusion of Phase I

May 3, 2001

Lodi City Council Resolution No. 2001-103

- Council approves recommendations passed by the Task Force as Phase II

May 29, 2001

Stockton City Council Resolution No. 01-0269

- Stockton adopts resolution to support Community Separator Study

March 25, 2002

2x2x2 Greenbelt Task Force Meeting (6th)

- Task Force decides to proceed with Phase II of the Community Separator Study, which would require each governing body to contribute to 1/3 of the consultants costs

April 17, 2002

Lodi City Council Resolution No. 2002-82

- Adoption of 2x2x2 Greenbelt Task Force recommendations and agrees to participate and fund (1/3) Phase II of the community separator planning process

¹ There seems to be some distinction between the “Task Force” and the “2x2x2 Committee,” however at times they seem to be used interchangeably

April 23, 2002

Stockton City Council Resolution No. 02-0219

- Council determines that prior to Stockton's further participation in the Community Separator Study, the 2x2x2 Greenbelt Task Force will be expanded to include representatives of other cities, LAFCO, SCOG, Caltrans, developers etc.
- Further, before continued participation, the study will be expanded to include potential impacts to growth policies in surrounding counties...these conditions would follow the format of the multi-species task force

December 17, 2002

Farm Bureau

- Formed a steering committee for an agricultural land trust that would be farmer based – discussion at meeting below that this land trust could hold easements

January 7, 2003

Informal Information Session of the City Council

- A scope of work involving recommendations for: a farmland trust program, agricultural mitigation fee, and urban growth line community separator program was developed by the consultant - Lodi and the County approved it, however Stockton asked that many untenable conditions be met prior to its approval
- Stockton developing a General Plan heavily slanted toward northern expansion
- Mentioned that it would not be necessary to control all of the land to create a greenbelt, selection of key pieces of land would be effective – such as control of Eight Mile Road properties
- Discussed possibility of creating an agricultural zone
- Overall feeling is that Lodi should take an aggressive approach to the greenbelt issue – through past actions it is apparent that Stockton does not recognize that agricultural character is important to Lodi

December 2003

City of 19-member Lodi Establishes Community Separator/Greenbelt Task Force

- Participants included: Cliff Bradshaw, Dentist; Ann Cerney, Attorney, Mark Chandler, Wine Industry; Bill Cummins, Pastor; Carl Fink, Landowner; Bruce Fry, Farmer/Landowner; Jasbir Gill, Doctor/Landowner; Pete Hetzner, Optometrist; Susan Hitchcock, Councilmember/Educator; Patrick Johnston, Former State Senator; Robin Knowlton, Environmentalist; Bob Lauchland, Farmer/Landowner; Robert Matthius, Retire Bishop ELCA; Pat Patrick, Chamber of Commerce; David Phillips, Planning Commissioner (since replaced with Commissioner, Gina Moran); Kevin Sharrar, Building Industry Association; Randy Snider, Real Estate.

March 9, 2004 – December 7, 2004

Community Separator/Greenbelt Task Force Meetings (14 meetings)

- Greenbelt Task Force met for several months in order to formulate a recommendation to the Lodi City Council regarding a program to preserve separation between Lodi and Stockton
- The Task Force formulated a draft program, with the purpose of providing economic benefits to property owners while maintaining the focus of agricultural land use in the area.
- Program Summary:
 - Target area: runs between HWY-99 and I-5, ½ mile north and south of Armstrong Road

- Provide for a program that allows for a continuation of agricultural uses as currently provided in the County Zoning Ordinance. Additionally, allow the development of a limited amount of houses as follows:
 - One credit (unit) per 10 acres of ownership pro-rated to actual parcel size upon program adoption
 - One credit as above in 20 years
 - The use of a credit must take place within the target area
 - The maximum size of a parcel for a housing unit is ½ acre
 - Revise the Right-to-Farm Ordinance as recommended by the farming community
 - Provide for limited public improvements that promote the rural setting
 - Annex the entire target area and provide sewer and water service along Armstrong Road and other service could be provided,
 - Property Owner vote on the program
- The majority of regularly scheduled meetings in 2005 were cancelled in order to allow target area property owners the opportunity to formally respond to the program concept developed by the Task Force (see below for two additional meetings).

November 2004 Election

Measure Q: Urban Growth Boundary Measure – Passed

- Measure amends the Stockton General Plan to establish an Urban Growth Boundary, which would coincide with the City's current Urban Services boundary.
- This measure did not establish a greenbelt, but limited normally allowable development and land uses outside the UGB to open space uses, until June 30, 2024 approval of other development and land uses outside the UGB would require approval by the vote of the electorate
- This measure also amends the General Plan to encourage the County and Lodi to adopt policies to support an UGB and maintain a community separator

Measure T: Stockton Greenbelt Measure – Failed

- Greenbelt Master Plan would prohibit the City from approving retail, industrial, commercial, and/or residential land uses within the designated greenbelt, and provide that agricultural uses and non-commercial recreational land uses not conflict with surrounding agricultural operation allowed.
- Would prepare and certify an EIR for the Plan prior to adoption or submit to the voters a Financing Implementation Plan to justly compensate farmers and property owners adversely affected.
- Would take precedence over Measure Q in the event that both measures passed.

November 2005

2x2x2 Greenbelt Committee Meeting

- Committee reconvened to update on status of individual greenbelt efforts. San Joaquin County stated they felt the development of a greenbelt/community separator is primarily a City issue. The area the two Cities were discussing is already agriculturally designated under the County Code (with a 40 acre minimum), therefore making the greenbelt unnecessary while under County jurisdiction.
- The Stockton Draft General Plan update was provided, including the extension of its Sphere of Influence to abut the southern edge of the Lodi greenbelt target area. It was noted that Stockton's Draft General Plan also identified and allowed for the Lodi Greenbelt target area as a community separator between Lodi and Stockton.

November 14, 2005

Community Separator/Greenbelt Task Force Meeting

- Task Force reconvened to receive alternative proposal from target area landowners. Area landowners were not yet at a point to present their plan to the Task Force.
- Task Force requested Planning Consultant, Lynette Dias (LSA Associates, Inc.), to prepare a few graphic implementation scenarios of the Draft Program so the group could understand more fully the implications of the preliminary draft plan being considered.

December 15, 2005

Community Separator/Greenbelt Task Force Meeting

- Task Force received six graphic scenarios of Draft Program, which the group found helpful in discerning what development in the target area may look like if 1-acre lots are allowed versus ½-acre lots.
- Task Force agreed that fiscal information was now needed to understand if the preliminary draft program was feasible, how much it would cost to extend public services to the target area, and what the monetary value of a credit (i.e., unit) was estimated to be under their Draft Program.
- Task Force request Council update on their progress, including the preliminary draft program, and then provide direction for future Task Force greenbelt deliberations.

RESOLUTION NO. 2006-09

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO PREPARE A REQUEST FOR PROPOSAL
REGARDING THE COMMUNITY SEPARATOR/GREENBELT
PROGRAM AND FURTHER APPROPRIATING FUNDS
FOR THE PROJECT

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to prepare a Request for Proposal for the purpose of obtaining further information related to the fiscal and economic effects of the Community Separator/Greenbelt Program; and

BE IT FURTHER RESOLVED that funds in an amount up to \$50,000 be appropriated for this project from funding earmarked for the preparation of an updated General Plan.

Dated: January 4, 2006

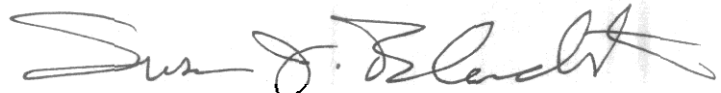
I hereby certify that Resolution No. 2006-09 was passed and adopted by the Lodi City Council in a regular meeting held January 4, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckrnan, Hansen, Johnson, Mounce, and
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk